



**FOR SALE: LOVELY 1-BEDROOM APARTMENT
IN ANTIBES (LES COMBES AREA)
WITH SEA VIEW + CELLAR + OUTDOOR PARKING SPACE
Sole Selling Rights Agreement - Antibes Transactions
Sale price: €275,000
Contact us on 06 18 46 92 74**

Located in Antibes, this 1-bedroom apartment of approx. 47.38 m² (Carrez Law) is in a well-maintained residence, whose co-ownership regulations date from 9 January 1979. Set in a quiet environment, set back from the road, the residence offers a green setting with well-kept shared gardens, a lovely swimming pool and an on-site caretaker. Shared parking spaces are also available within the residence.

The location is particularly sought-after, halfway between the town centre and the north of Antibes, in the immediate vicinity of the retail area including the large Carrefour shopping centre, with quick access to the A8 motorway making travel to Cannes and Nice easy, as well as routes leading to the Sophia Antipolis technology park and the International Centre of Valbonne (CIV).

On the third floor of four (in a building with a lift serving all floors down to the basement), the apartment benefits from dual aspect, providing lovely natural light and pleasant, semi-through natural ventilation. It comprises an entrance hall with two storage cupboards, a hallway creating a clear separation between the day and night areas, a bright living room, a separate fitted kitchen, a comfortable bedroom, a shower room with a window, and a separate WC with a wall-hung toilet. Two balconies complete the property: the first serves the living room and kitchen and faces east (slightly towards the north), and the second is accessed from the bedroom and faces north (slightly towards the west).

The apartment offers quality features, including a pleasant sea view from the living room and kitchen, electric roller shutters in the living room and bedroom, manual shutters in the kitchen, a manual awning on the balcony serving the living room, individual gas heating, individual gas hot water production, as well as a fibre internet connection.

A cellar and a private outdoor parking space complete this property. This apartment is an ideal opportunity, whether as a main residence, a second home or a rental investment. Those working outside Antibes will particularly appreciate the easy access to Sophia Antipolis and the A8 motorway, a major day-to-day advantage.

For further information or to arrange a viewing, **contact Antibes Transactions on 06 18 46 92 74**. We will be happy to assist you in making your property project a reality.

SURFACE AREA DETAILS	
Room or Area	Carrez Law Area
Entrance + cupboard	9,60 m ²
Bedroom	10,20 m ²
Shower room	3,67 m ²
WC	1,05 m ²
Living room	16,46 m ²
Kitchen	6,40 m ²
Total	47,38 m²

Other areas	Non-Carrez Area
Balcony serving the bedroom	4,16 m ²
Balcony serving the living room	5,30 m ²
Cellar	3,30 m ²
Total	12,76 m²

Energy and climate performance

(Energy performance inspection report carried out on 02/02/2026)

- ENERGY RATING: E

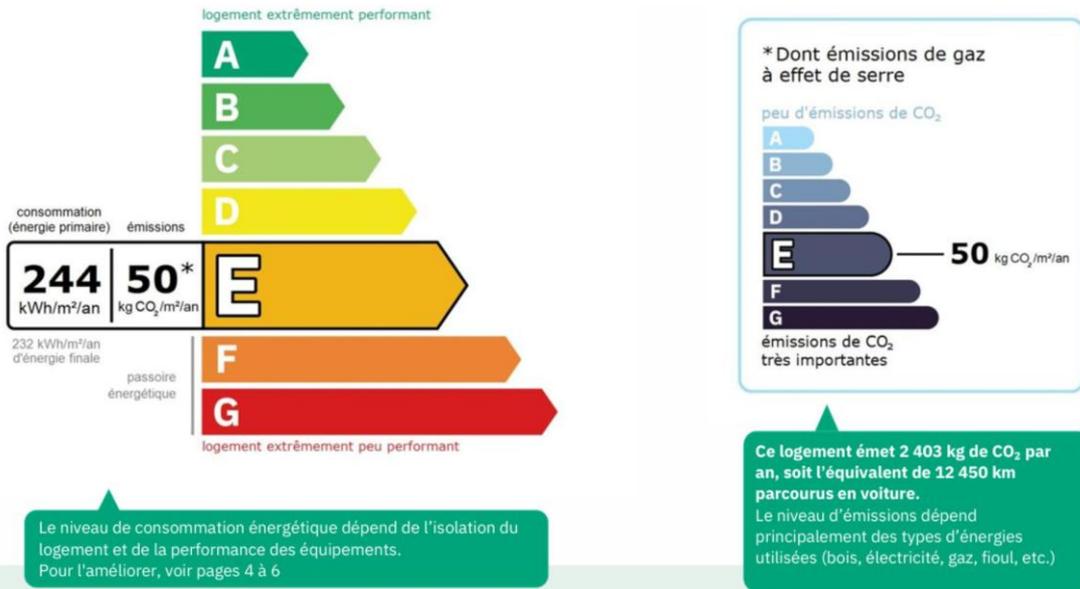
244 kWh/m²/year consumption (primary energy) | 232 kWh/m²/year final energy

- CLIMATE RATING: E

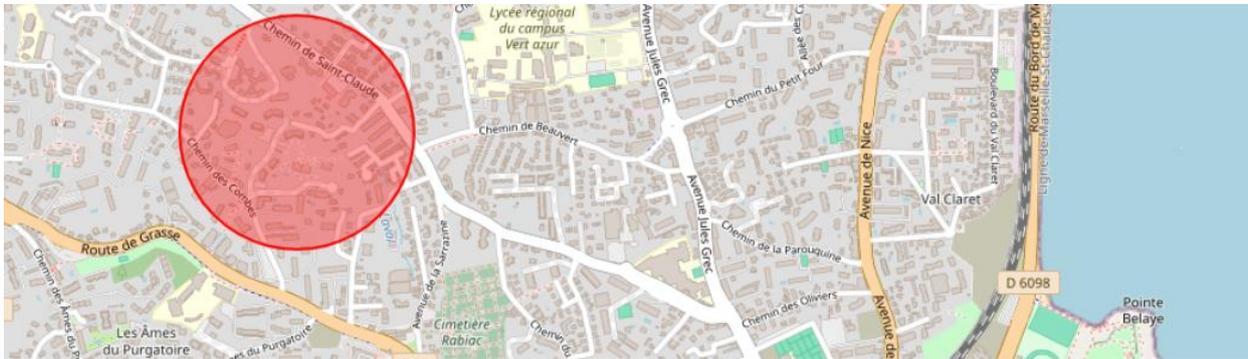
50 kg CO₂/m²/year greenhouse gas emissions

- Estimation of the property energy yearly cost: between 1 160 € and 1 630 € per year

Average energy prices indexed over the years 2021, 2022 and 2023 (including standing charges)
 The costs are estimated based on the characteristics of the property and standard usage across five areas (heating, hot water, air conditioning, lighting, and auxiliary systems).



Geographical location



Dante Obregon

President - Antibes Transactions

☎ 06 18 46 92 74



Information about the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr (QR code on the right)



The risks-and-pollution report for this property can be viewed on our website: www.antibes-transactions.fr/PDF/erp_0040.pdf (QR code on the right)



You can see the fee schedule from Antibes Transactions on our website: www.antibes-transactions.fr/EN/honoraires.php (QR code on the right)



Additional information

Real estate agency fees payable by the seller : 3.5% incl. VAT of the sale price
Average annual condominium service charges paid by the seller : approx. €2 085
Property sold subject to co-ownership regulations
Number of units in the condominium: 185 (including 66 residential lots)
Professional managing agent
Property tax : approx. €963 in 2023, amount declared by the seller
Condition of the property: in need of updating

Legal information about the real estate agency Antibes Transactions

Address: 540 Première Avenue 06600 Antibes - France
Telephone: 09 70 44 87 17 / 06 18 46 92 74
Trade and Companies Register: 910 130 996 R.C.S. Antibes
Siren number: 910 130 996
Professional licence number: CPI 0605 2022 000 000 062
Real estate agency registered with the French one-stop business registration institution.

The professional licence of the estate agency Antibes Transactions states “No holding of client funds” and “No financial guarantee”. Antibes Transactions is therefore not authorised to receive or hold any funds, instruments or valuables other than those representing its remuneration in the course of its property transaction activities.

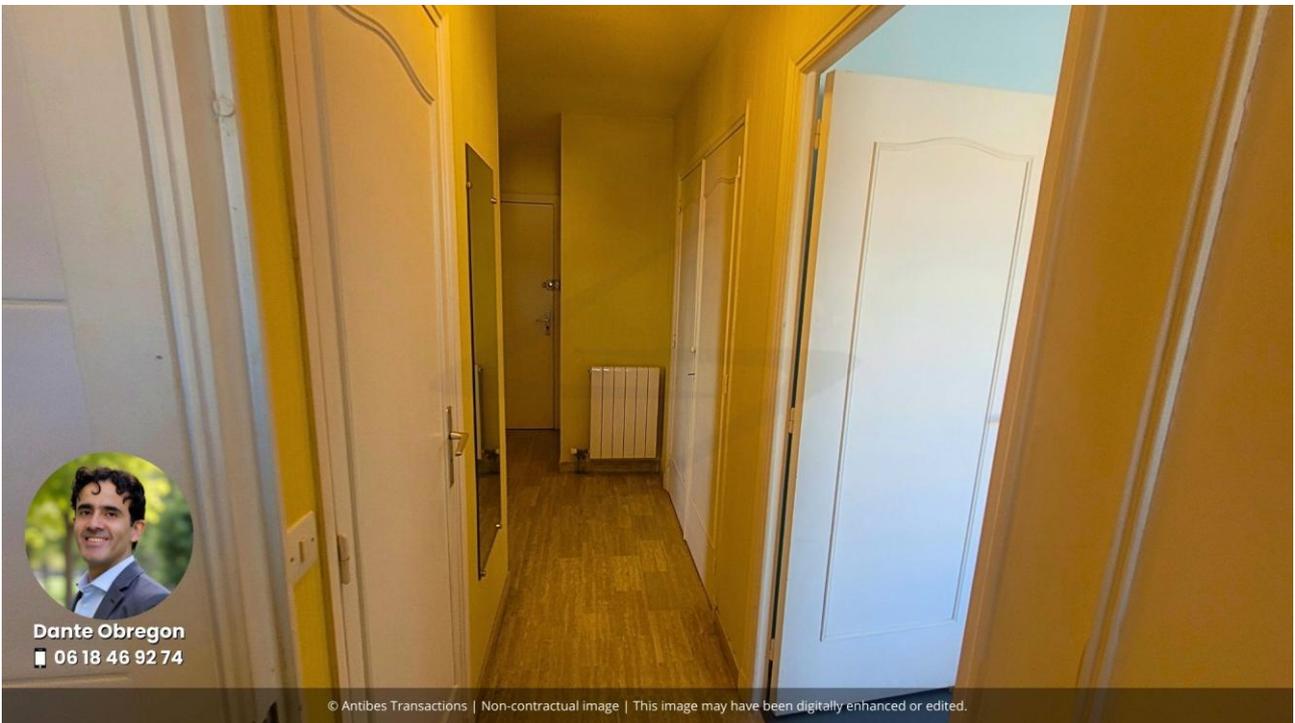
Disclaimer

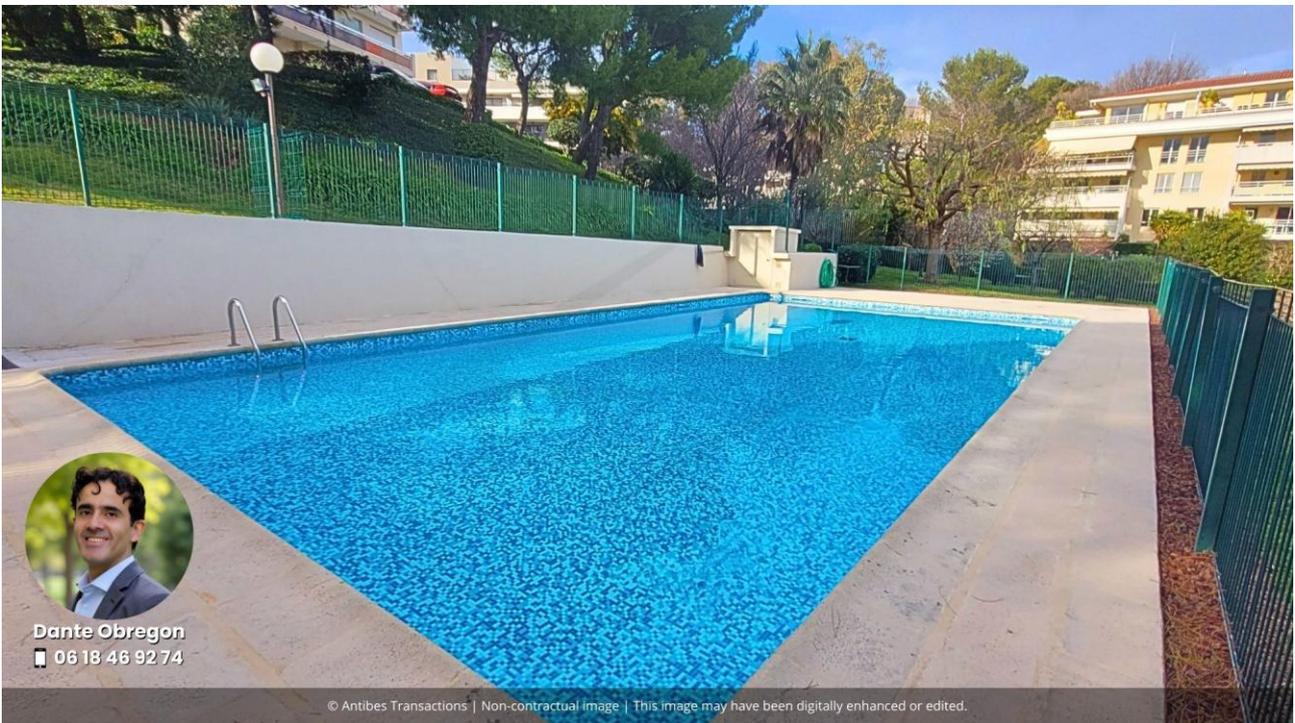
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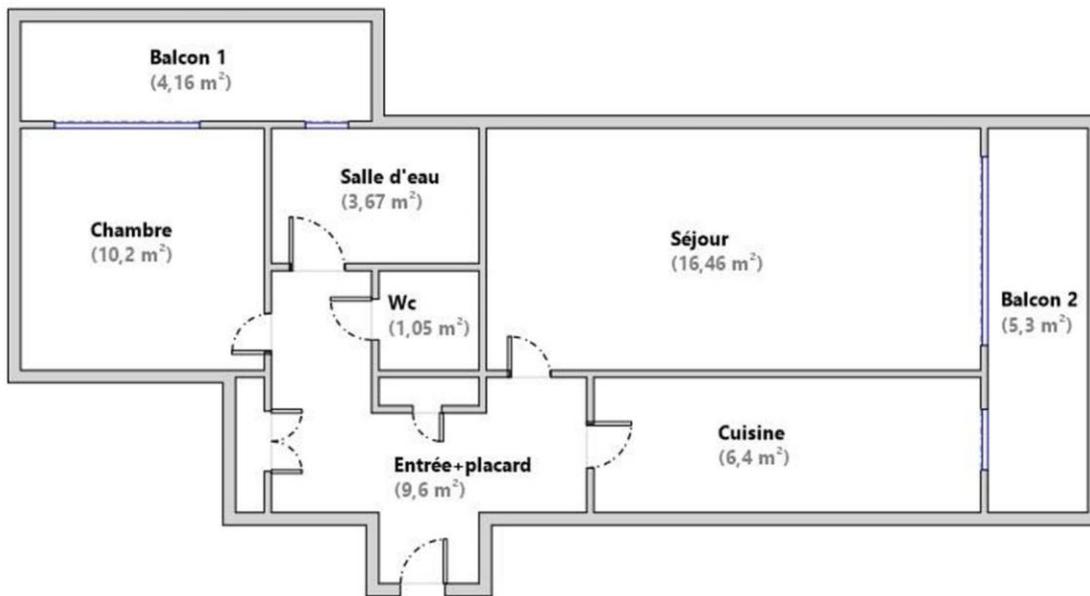








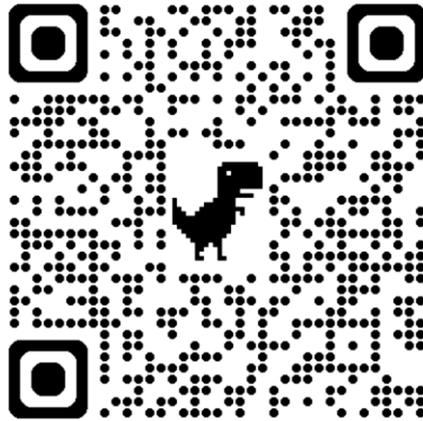
Sketch of the apartment



Non-contractual image | This sketch is provided for information purposes only. | This sketch is not an architect's drawing.

Discover the listing for this property using the link or QR code below:

www.antibes-transactions.fr/EN/0040



Dante Obregon

President

Real Estate Agency Antibes Transactions

 540 Première Avenue 06600 Antibes

 09 70 44 87 17

 06 18 46 92 74 

 contact@antibes-transactions.fr

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